



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

October 29, 2015

Cadogan Property, LLC
7350-B Grace Drive
Columbia, MD. 21044
c/o Jacob Hikmat

RE: WP-16-049 ("St. Charles Woods")
Related to SP-15-010 ("St. Charles Woods")

Dear Mr. Hikmat:

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request to waive **Section 16.144(i)(2): Report of Review Committee; Additional Information**: which states that if the Department of Planning and Zoning or the review committee indicates that additional information is needed in order to decide whether to approve the preliminary plan, the developer shall provide the information within 45 days of receiving such indication.

Approval is subject to the following conditions:

1. A revised plan submission for SP-15-010: (St. Charles Woods), must be submitted through PDox to the Department of Planning and Zoning **on or before October 18, 2016**.
2. Written confirmation from DPW (Wes Daub) confirming sewer alignment and design must accompany the revision to SP-15-010.

The Planning Director's decision was made based on the following:

Extraordinary hardships or practical difficulties:

Since November 2014, the Department of Public Works (DPW) has been working on a conceptual sewer extension to the Ellicott Meadows projects, just south of the St. Charles Woods' property. The proposed sewer extension would travel through the St. Charles Woods' property, and thus a completed design and coordination between the 2 projects is required. At this time, the design has not been finalized by DPW (S-6293).

The applicant also states that the St. Charles Woods design originally incorporated a 36' ROW—this right-of-way width for minor rights-of-way is no longer permitted by DPW and thus a new road design will be required.

In addition, the staff engineer that had prepared the initial design for SP-15-010 has left Mildenberg and Boender.

Based on the above factors, it is the applicant's position that it would be extraordinarily difficult to meet the current APFO deadline (October 18, 2015) for the submittal of revised plans.

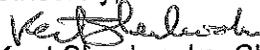
Detrimental to the Public Interest /Nullifies the Intent or Purpose of the Regulations:

The granting of the waiver would not be detrimental to the Public Interest or Nullify the Intent of the Regulations. The project has not received any approvals that would grandfather it with regards to APFO. The waiver does not request relaxation of any technical subdivision or development requirements, but merely allows additional time to complete a thorough re-design once guidance from DPW becomes available.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This requested waiver will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Tanya Krista-Maenhardt, AICP at (410) 313-2350 or email at tmaenhardt@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

attachment

KS/TKM/waivers 2015/St Charles Woods WP-16-049 approved 10-29-15

cc: Research

DED

Real Estate Services

DPW-Wes Daub

SP-15-010 file

Lenore Slater-nonnaslater@gmail.com